



## PROPERTY HIGHLIGHTS

### JASPER HEIGHTS RETAIL SPACE

#### LOCATION:

10049-103 STREET, EDMONTON, AB

## FOR LEASE

- 5,752 SQ.FT (+/-) OF STREET FRONT RETAIL/COMMERCIAL SPACE AND ADDITIONAL 4,562 SQ.FT (+/-) OF BELOW GRADE SPACE WITH 11' CEILINGS (FLOOR PLANS AVAILABLE)
- HALF A BLOCK FROM JASPER AVENUE WITH AN ESTIMATED TRAFFIC COUNT OF 18,900 VEHICLES PER DAY
- LOCATED AT THE BASE OF THE RECENTLY RENOVATED BUILDING JASPER HEIGHTS WHICH IS COMPRISED OF 84 EXECUTIVE RENTAL UNITS
- HANDICAP ACCESSIBLE
- AMPLE PARKING ON-SITE AND SURROUNDING AREA
- STEPS FROM BAY ENTERPRISE SQUARE LRT STATION AND MAJOR BUS ROUTES
- JOIN A DIVERSE MIX OF BOUTIQUES, NATIONAL RETAILERS AND RESTAURANTS, SUCH AS REMEDY CAFE, NOTABLE RESTAURANTS CORSO 32, CASK AND BARREL, 7/11 AND POPULAR VENUE STARLITE ROOM

# FOR LEASE

## JASPER HEIGHTS MAIN FLOOR RETAIL

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

FITNESS FACILITY



MEDICAL/PROFESSIONAL



RESTAURANT/CAFE



**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals.

780.488.0888

[WWW.LIZOTTEREAL ESTATE.COM](http://WWW.LIZOTTEREAL ESTATE.COM)

#1201 10117 JASPER AVE. NW EDMONTON, AB T5J 1W8

# FOR LEASE

## JASPER HEIGHTS RETAIL SPACE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC



**MAIN FLOOR**  
5,752 SQ.FT (+/-)



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# FOR LEASE

## JASPER HEIGHTS RETAIL SPACE

**LIZOTTE**  
AND ASSOCIATES REAL ESTATE INC

### PROPERTY INFORMATION

**MUNICIPAL ADDRESS:** 10049-103 Street, Edmonton, AB

**LEGAL ADDRESS:** Lot 75/74, Block 2, Plan NB

**TOTAL AREA AVAILABLE:** 5,752 Sq.Ft (+/-) additional 4,562 Sq.Ft (+/-) of basement space

**ZONING:** CCA (Core Commercial Arts Zone)

**PARKING:** Ample on site and surrounding area

**POSSESSION:** Immediate

**LEASE RATE:** Market/Negotiable

**OP.COSTS:** \$3.00/Sq.Ft + utilities (est. 2017, to be confirmed by Landlord)

*Ideal uses include: Medical Professionals, Fitness Facility, Yoga Studio, Restaurant/Cafe/Pub*

#### ADDITIONAL INFORMATION:

- Approximately 5 minutes away from Rogers Arena and popular Mercer Tavern
- Steps away from brand new residential towers – Fox/Icon Towers
- Near trendy 104 Street which sees 25,000 people during Farmer's market on weekends
- Two Impark Parkades located in walking distance which provides excellent exposure

### MORE INFORMATION

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